

Message Text

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PAGE 01 ATHENS 03865 110800Z
ACTION FBOE-00

INFO OCT-01 EUR-12 ISO-00 A-01 SY-05 /019 W
-----068140 111248Z /43

R 110720Z MAY 78
FM AMEMBASSY ATHENS
TO USICA WASHDC
SECSTATE WASHDC 5783

UNCLAS ATHENS 3865

E.O. 11652 N/A
TAGS ASUP, AFSP, ABLD, ASEC, AMTC
SUBJECT: EMBASSY ANNEX RENOVATION

REF: A) USICA 04718, B) ATHENS 3086, C) ATHENS 12963,
D) 77 ATHENS 7335

1. REFTEL (A) PARAGRAPH 1: POST ACTING ON ASSUMPTION THERE WAS TYPO AND FIRST LINE SHOULD READ "ITEM 3 AND 5" NOT "ITEM 2 AND 5". CHARGES FOR ALARM SYSTEM CONDUIT, CLOSED CIRCUIT TV CONDUIT, AND SPARE CONDUIT WERE DISCUSSED WITH NEW RSO. HE AND GSO AGREE THAT FUNDING SHOULD COME FROM ANTI-TERRORIST FUNDS. THE TOTAL REQUESTED FROM USICA IN PARAGRAPHS 3 AND 5 OF REFTEL (B) FOR THE INSTALLATION OF 4 CONDUITS (3 FOR SY AND 1 FOR ICA, ATHENS) AND THE 4 PULL BOXES (75 PERCENT FOR SY AND 25 PERCENT FOR ICA) WAS APPROX. \$5650, DEPENDING ON THE EXCHANGE RATE. POST BELIEVES SY SHOULD FUND \$4,200 AND USICA \$1,450. RSO WILL SEND SEPARATE TELEGRAM REGARDING SY FUNDING. ENTIRE COST HAS BEEN CHARGED TO ICA, ATHENS GOE. A TRANSFER OF FUNDS WILL BE MADE WHEN AUTHORITY TO CHARGE ANTI-TERRORIST FUNDS IS RECEIVED.

2. A) REFTEL (A) PARAGRAPH 2: USICA'S POINT OF VIEW IS APPRECIATED AND UNDERSTOOD. POST'S RATIONALE FOR DETERMINING ITS ORIGINAL PERCENTAGE DISTRIBUTION OF COSTS IS AS FOLLOWS. THE UNCLASSIFIED

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PAGE 02 ATHENS 03865 110800Z

2 COLUMNS HEADED "SPECIFIC RENOVATIONS" AND "HEATING/AC, SECURITY AND SWITCHBOARD" IN PARAGRAPH 3 OF REFTEL (C) COVERED KNOWN REQUIREMENTS FOR ALL ANNEX MODIFICATION COSTS AT THAT TIME, I.E., 12/7/76. THE TOTAL WAS \$110,000 BUT A SUBSE

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QUENT 50 PERCENT INCREASE IN CONSTRUCTION COSTS AND ADDITIONAL REQUIREMENTS (MOSTLY FOR ICA, ATHENS) AS OF 7/7/77 ADDED

ANOTHER \$193,00. SEE PARAGRAPHS 2 AND 3 OF REFTEL (D) FOR DETAILS.

2. B) THERE HAVE BEEN OTHER "EXTRA COST" REQUIREMENTS SINCE 7/8/77 BUT THE POST HAS NEVER DEVIATED FROM ITS ORIGINAL PERCENTAGE CHARGED TO THE 3 BENEFITING AGENCIES, I.E., ICA/ATHENS -54 PERCENT JUSMAGG- 34,5 PERCENT AND TSO/STATE 11,5 PERCENT. THIS DISTRIBUTION OF CHARGES WAS BASED ON SQ. FT. USAGE OF THE BENEFITING AGENCIES IN THE ANNEX AND CHANCERY PER REFTEL C).

2. C) BOTH JUSMAGG AND TSO/STATE ARE BEING CHARGED THEIR FAIR PERCENTAGE ON THE ORIGINAL ESTIMATE AND INCREASED SHARED SPACE COSTS FOR THE ANNEX. LIKE USICA, JUSMAGG AND TSO/STATE RESPECTIVELY WILL BE CHARGED FOR ALL MODIFICATIONS/IMPROVEMENTS THEY WILL REQUIRE FOR THE SPACE THEY WILL OCCUPY IN THE CHANCERY. USICA IS BEING CHARGED ONLY FOR THEIR FAIR SHARE OF THE ORIGINAL ESTIMATE, THEIR PERCENTAGE OF INCREASED COSTS FOR MODERATE SHARED SPACE IMPROVEMENTS, AND FOR ALL ADDITIONAL EXTRA COST MODIFICATIONS PROVIDED FOR ICA ATHENS' EXCLUSIVE BENEFIT. THE POST BELIEVES ICA ATHENS MODIFICATIONS AND EXTRA COSTS ITEMS WERE NECESSARY AND UNIQUE TO THEM.

2. D) IN SHORT, THE ONLY CHANGES SINCE 12/7/76 HAVE BEEN IN EXTRA COSTS, EITHER FOR SHARED SPACE OR ICA SPACE IN THE UNCLASSIFIED

UNCLASSIFIED

PAGE 03 ATHENS 03865 110800Z

ANNEX. AS PREVIOUSLY INDICATED, THE AGENCIES MOVING OUT OF THE CHANCERY TO MAKE ROOM FOR JUSMAGG AND TSO/STATE CANNOT BE CHARGED FOR ANY OF THE ANNEX COSTS. EVEN AT THIS LATE DATE, THE POST CAN THINK OF NO MORE EQUITABLE DISTRIBUTION OF THE ANNEX EXPENSES BETWEEN THE BENEFITING AGENCIES THAN AS GIVEN IN PARAGRAPH 2, B) ABOVE. IF MORE CLARIFICATION IS REQUIRED, PLEASE ADVISE.

3. REFTEL (A) PARAGRAPH 4: (SEE USICA ATHENS 2955, PARAGRAPH 6, ITEM S A,B, C AND D FOR DETAILS). EMBASSY ARTISANS ARE DOING MOST OF THIS WORK. PAO BELIEVES TILING BASEMENT TO BE ESSENTIAL. BASED ON SPACE ALLOCATION, USICA SHOULD FUND 80 PERCENT AND SHARED 10 PERCENT OF COST TO TILE. ESTIMATE STILL NOT RECEIVED ALSO ASSISTING WITH SEVERAL OTHER ICA ATHENS REQUIREMENTS TO REDUCE COSTS.

4. REFTEL (B) PARAGRAPH 7: POST DOES NOT ANTICIPATE NEED FOR ADDITIONAL POWER. WE BELIEVE EXISTING POWER IS SUFFICIENT TO HANDLE REQUIREMENTS FOR BASEMENT REPRODUCTION/ DISTRIBUTION AREA. COST TO ICA FOR WIRING AND ELECTRICAL PANEL BOARD FOR THIS ARE IS \$2,350.

5. REFTEL (B) PARAGRAPH 8: SHARED CHARGE TO PROVIDE
ADDITIONAL 105 AMPS TO OPERATE BASEMENT CENTRAL A/C UNIT
NOT RECEIVED. POST WILL FUND AS SHARED CHARGE.

6. REFTEL (A) PARAGRAPH 8: POST WILL OBSERVE PROVISIONS
AND ADVISE BREAKDOWN OF COSTS UPON PROJECT COMPLETION.
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Draft Date: 11 may 1978
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Decaption Note:
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Disposition Approved on Date:
Disposition Case Number: n/a
Disposition Comment:
Disposition Date: 01 jan 1960
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
Document Number: 1978ATHENS03865
Document Source: CORE
Document Unique ID: 00
Drafter: n/a
Enclosure: n/a
Executive Order: N/A
Errors: N/A
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ISecure: 1
Legacy Key: link1978/newtext/t19780571/aaaacidz.tel
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TAGS: ASUP, AFSP, ABLD, ASEC, AMTC
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